



AGENDA
SPECIAL JOINT MEETING
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN PLANNING COMMISSION
THURSDAY, FEBRUARY 23, 2006

TIME: 7:00 p.m.
www.ci.rocklin.ca.us

PLACE: Sunset Center
2650 Sunset Blvd., Rocklin

THE AGENDA POSTING EXCEPTIONS IN GOVERNMENT CODE SECTION 54952.2(B)(1)-(3) DO NOT APPLY TO SPECIAL MEETINGS. IF A MATTER IS NOT LISTED, THERE CANNOT BE DISCUSSION OR ACTION TAKEN.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process, please contact our office at 625-5560 well in advance of the public hearing you wish to attend so that we may make every reasonable effort to accommodate you.

1. Meeting called to order at:
2. Pledge of Allegiance
3. Roll Call:

Councilmembers:

Commissioners:

City Personnel:

PUBLIC HEARING:

4. **CLOVER VALLEY LARGE AND SMALL LOT TENTATIVE SUBDIVISION MAPS DRAFT EIR (SD-98-05/SD-2004-03, GPA-2004-01, PDG-2004-01, TRE-2004-26, EIR-2004-01)**

This meeting is an opportunity to comment on the Draft EIR for the Clover Valley Large and Small Lot Tentative Subdivision Maps project. No decision will be made on the

project at this time. Oral comments will be solicited from the public regarding the environmental document; however, responses to the comments will not be made at the meeting. Oral and written comments will be addressed in the Final EIR that is prepared. Hearings to consider certification of the environmental document and action on the project will be scheduled and noticed as appropriate in the future.

Project Description: The project request is for a Large Lot Tentative Subdivision Map to subdivide 622+/- vacant acres into 33 large lots. The large lots would establish individual units being further subdivided by the proposed small lot tentative subdivision map. The small lot tentative subdivision map results in 558 single family residential lots. A General Plan Amendment and Rezone are also being requested to address modifications to the open space and residential components of the proposal. The proposed amendments modify some residential lot size and development standards, increase the amount of dedicated open space area and decrease the area for residential development. The amendments will also re-orient the 5.0 acre commercial site. In addition to the proposed land use modifications, a Circulation Element Amendment is proposed for Valley View Parkway to reduce that street from a planned four lanes to two lanes. The project also includes an encroachment into the 50-foot creek setback area along Nature Trail Way at two locations. Implementation of the project would also include the construction of an off-site sewer line to ensure adequate wastewater conveyance is available.

Project Location: Clover Valley is located in the northeast corner of the City of Rocklin. The project site consists of 13 parcels, totaling 622+/- vacant acres along the west side of Sierra College Boulevard and the Union Pacific Railroad tracks, two miles north of Interstate 80 and three miles south of State Route 193. Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. The subject site's specific location in Rocklin is along the west side of Sierra College Boulevard, north of the terminus of Rawhide Road, and south of North Clover Valley/Creekside Lane.

This meeting is being conducted within the established public review period for the Draft EIR. The public review period does not close until March 6, 2006. Written comments regarding the Draft EIR should be forwarded to the Rocklin Planning Department at 3970 Rocklin Road, Rocklin, CA 95677 no later than 5:00 p.m. on Monday, March 6, 2006.

ADJOURNMENT:

5. Meeting adjourned at: